

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

November 12, 2007

The Golden Urban Renewal Authority of the City of Golden, County of Jefferson, State of Colorado, met on the above date in the City of Golden Council Chambers at 911 – 10th Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

Henry Tiberi	Steve Taylor	Bill Fisher	Preston Driggers	Ted Bickart
Paul Imse	A. J. Johnston			

Mark Heller and Janis McBurney were also present. Councilor Oxman was absent.

Approval of Minutes

Johnston called for a motion to approve the business meeting minutes of October 22, 2007. **Imse MOVED to approve the business meeting minutes. Driggers SECONDED.** Johnston called for any discussion or clarification. Bickart commented that his name should be included in the chart that lists the Commissioners who were present, noting that his appearance was via phone, and not in the sentence underneath the chart. **All Commissioners present agreed.**

Public Comment – none

Reports of Committees/Matters for the Authority

Finance Committee – 3rd Quarter Financial Report Revisions – Heller led a discussion on the financial revisions set forth in his Memorandum to the Board of Commissioners, contained in the packet. Johnston pointed out that we no longer have a Lot 7, and that we now have a Lot 2 and a Lot 4. A discussion was held regarding whether each individual lot should be appraised. Imse commented that we are still back to our cost, and it is just a matter of allocating it appropriately among the properties. A brief discussion was held regarding fixed assets, including signage, the bicycle racks and Christmas lights, and depreciation on those items was discussed as well. It was decided that the Board will wait until year-end regarding the valuation of Lots 2 and 4, and the fixed assets. Other changes were discussed, as follows: formatting change, adding memorial engraving costs, project funding, parking structure insurance, and the EPA grant revenue item.

Preliminary 2008 Budget Approval – Johnston stated that the work plan is a big part of the budget approval, and asked if the Board was comfortable with the numbers contained in the packet. As an addition to the garage mural idea, Imse shared a public art idea where we could have mock-ups of boots and burrows spread around the town and award a prize after they are decorated, similar to the cows that were done in Denver. Heller commented that a previous Board member had done research to find companies that could cast fiberglass boots and burrows, and that he would attempt to locate that information if so directed. Johnston asked the Board if they were in agreement with the figure on Heller's condensed plan, plus the new grants and the grants that we are already obligated to in the contingency. The Board advised that they are in agreement. **Johnston called for a motion to approve the preliminary 2008 budget and work plan as presented. Taylor MOVED to approve the motion. Imse SECONDED. All Commissioners present agreed.**

Human Resources Committee – Update on Executive Director Evaluation – Driggers advised that the Human Resource Committee met with Heller for his evaluation, and also with City Manager Mike Bestor. It was noted that one of the agreements with the City is that although Heller and the Board are still responsible for the budget, that City Finance Director, Jeff Hansen, will take a larger role in getting the financial statements in a more readable fashion.

Communications Committee – Imse mentioned that with regard to the Annual Report, we should move our timeline further ahead than previous years. It was decided that March 31, 2008, would be the target date.

Development & Operations –

Discussion/action regarding Gateway Station project update – Heller advised that there was a consensus to follow City Forester Dave High's recommendation to wait and plant the trees in the spring, and that he will make the appropriate changes to the FDA and RDA required by the lease to Lots 2 and 4. Heller further advised that the repaired bricks have been power washed, and mentioned a concern with the artificial stone along the base of the building along Jackson Street. He noted that the Board will need to decide by the spring of 2008 to either paint or stucco the panel of the two concrete spandrels along Jackson Street, and a brief discussion was held. Signage and lights are in progress. Heller commented that the punch list walk is scheduled for November 15. Garage access points were discussed, and also the fact that Jerry George, the building official, has agreed to allow the garage to open with another pedestrian walk-way going out from the southwest corner wrapping along the southern edge of the garage. Heller advised that when the alley work begins in March 2008, we may lose that access entirely for approximately 1 ½ weeks to 3 weeks, at which time we would only have one access point and the garage may have to be closed during this time period. Heller stated that John Rossini was happy with the concrete pour, and that this week is the expiration of the 56 day curing period. He noted that it is warranted for two years, and should there be a problem, it would show up long before the two year period ended. Heller advised that he will check on the elevator warranty. Fisher presented an idea about putting downtown directories and merchant advertising in the elevator. Heller remarked that he had been approached by a building owner as to whether he could buy parking spaces in the garage, and a discussion was held. The Board expressed reluctance to sell spaces due to complications including monitoring issues and the fact that the garage would have much less capacity to deal with downtown. With regard to Gateway Station and not the garage, Driggers asked if Heller had seen the construction insurance. Heller stated that he would ask.

Discussion/action regarding adoption of 2008 Work Plan - As noted under Preliminary 2008 Budget Approval above, the 2008 Work Plan was adopted.

Other Business – CSM capital improvement plan update – Bickart advised the Board that he had been contacted by the Vice-President for Student Affairs at CSM regarding parking on campus, and in particular, the lots behind the Green Center. Bickart apprised the Board of what CSM would like to do, and asked if we would be interested in picking up some of the cost and having a floor in their garage for public use. Johnston commented that given the fact that CSM is not in the GURA district, there is not much we can do at this time other than being aware of the need and exploring the possibility of including this property at some future date within the GURA district.

Discussion/action regarding property redevelopment priorities – Taylor asked the Board to think about redevelopment priorities on the big scale and the criteria that we want to judge the projects against. Johnston stated that we will schedule this as an agenda item after the first of the year with the goal of prioritizing what we want to have done.

Discussion/action regarding Clear Creek Commons condo conversion – Johnston gave a summation of a meeting he, Imse and Driggers attended with the developer, Steve Glueck and Mike Bestor. Johnston stated that the Clear Creek Commons PUD revision request will first go to the City. If the request is granted, it could then come back to GURA with issues to decide regarding parking. A discussion was held for informational purposes, and it was determined that at this point in time there is nothing that GURA can do and there are no decisions to make.

Discussion/action regarding façade improvement program – Driggers led a discussion regarding outreach to all of the downtown merchants/owners. He suggested sending out letters, and presented two draft letters, for the Board's review. A discussion was held regarding the content of each letter. Various

financing options were discussed, including a 2% low interest loan. Driggers requested two things from the Board. First, to go from 75% in our current façade policy to 100% for the removal of wooden awnings, and second, that we offer low interest loans. **Tiberi MOVED that GURA will cover 100% for the removal of any awning and/or 50% match up to \$12,000 for a new façade, including the awning and design, which GURA will approve on a case-by-case basis; the work shall be substantially completed by the end of 2008; and letters advertising this program will be sent to the entire district. All commissioners present agreed.**

Commissioners Concerns – Taylor shared an idea with regard to banners that we check into the possibility of installing banners that are permanent. Heller will explore this idea.

Fisher expressed concern regarding downtown parking, and that we approach the merchants to help them understand that if we want to open up a space to allow a café or restaurant to have more sidewalk space, that we are not taking away parking spaces for the benefit of one merchant. This would be balanced out in that we are providing extra parking space in our new public parking garage.

Driggers commented on the large number of motorcyclists that patronize Golden, and mentioned Taylor's idea of attempting to get a motorcycle soft goods store in town. He further commented about the hand-out entitled Properties Leased in 2007, contained in the packet.

Staff Report - Heller provided updates on the Bradley building, the holiday lights, Foss, Jackson Court, and the new bookstore, Clear Creek Books. He commented that the conflict among historical architectural styles in the Bradley buildings points out the need to have better design guidelines.

Public Comment – none

Adjourn

There being no further business, Johnston called for a motion to adjourn the meeting. **Tiberi MOVED to adjourn the meeting. Fisher SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 9:00 p.m.

Mark Heller
Executive Director

A.J. Johnston
Chair